

MINUTES OF THE PUBLIC HEARING - CENTRAL SCHOOL REZONING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 6, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 24 guests

Mr. Lahrmer opened the Public Hearing at 7:00 P.M. by a reading of the following legal notice published in the March 23, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, April 6, 2023, at 7:00 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for consideration of a proposed zoning change at the former Central School property, 27 Public Square (PP #601-34-004) to R-8A residential along Arlington Street and L-B Local Business to the remainder of the site with an R-A Apartments conditional use overlay; the rezoning of a portion of the property along Arlington Street at 23 Public Square (PP #601-34-005) to R-8A Residential; and rezoning of a portion of 8929 Highland Drive (PP #601-34-003) to L-B Local Business.

Ms. Bartkiewicz described the Central School property, currently zoned Community Facility, which was under review for rezoning. For consideration of the Planning Commission and Brecksville citizens would be a rezoning of a 324 foot wide by 125 ft. deep strip of land along Arlington Street to residential (R8-A) for the development of up to five homes in an architectural style consistent with the Old Town community. The rest of the Central School property fronting on Rt. 82 would be rezoned Local Business (L-B). Ms. Bartkiewicz read from the Code the types of retail business included in the Local Business zoning designation. A landscape buffer between the Old Town residential and the new local business was planned. Also, it was anticipated easements might be required for utilities to the local business and access from Old Town to the local business, and from the local business to Rt. 82. It was noted that there would be a continuation of this public hearing on the Central School proposed rezoning at the Planning Commission's April 20, 2023 meeting for those who could not attend this evening's meeting.

The public hearing was opened to comments from the public. Mr. Michael Satink, 8995 Cedar Street, asked what the "R-8A Apartments Conditional Use Overlay" meant. Ms. Bartkiewicz commented that designation included multi-family as well as single family residences. Mr. Edmund Arnold, 6848 Daisy Avenue asked if the apartment designation would affect the existing Old Town neighborhood. The Mayor responded that the apartment designation would only pertain to the Central School property under consideration for rezoning. He added that the multi-family designation came about from developer interest in possibly keeping a portion of the historic Central School building for apartments or condominiums. Mr. Arnold wanted to be assured no one could tear down existing Old Town residences to build a new multi-family structure. Mayor Hruby confirmed that the apartment designation was confined to the Central School property rezoning proposal.

Mr. Joe DiVincenzo, 8937 Old Highland, noted the proposed 25 foot buffer across the 8929 property and he wondered about plans for the rest of that lot. Mayor Hruby said the buffer was part of the Comstock property that he hoped would remain residential as the buffer between the Bourne property and Old Town residential and any new local business development. Mr. DiVincenzo also asked about the location of public access to the local business property. If access was planned from Old Highland he would be against it. Ms. Liz DiVincenzo, 8937 Old Highland, commented that all the paperwork from the last time the rezoning was discussed seemed to suggest public access to the local business portion of the property from Old Highland. She was concerned about protecting the fragile Old Town residences and the prospect of six lanes of traffic in front of her home. The Mayor said she may have been concerned from an earlier discussion of where an access point could be located that wouldn't affect the median along Rt. 82, yet would not be too close to the traffic light downtown, the church driveway and the Stadium Drive intersection. Mr. Wise pointed out that a developer would have the right to access from Rt. 82, but it was too early to speculate where that might be in the absence of a development plan. Mr. Payto remarked that any development proposal before the Planning Commission would need to include a traffic study.

Ms. Elizabeth Plautz, 6903 Daisy Avenue, asked why the area's historical designation needed to be changed. Ms. Bartkiewicz responded that rezoning would permit the Central School building, that could no longer function as a school and was in disrepair, to be repurposed. The Mayor mentioned the results of previous public committees and hearings that indicated residents would like to see an expansion of retail in the downtown area. He noted there were, and are, residents who would like to see any new development keep part of the historic school

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structure. The Mayor stressed that the property was owned by the City and residents of Brecksville, and as such would not be sold for any development that did not have the support of the City.

Mr. Mark Weigand, 6916 Daisy Avenue, asked how many residential lots along Arlington would be developed and whether they would be sold individually or as a group to a developer. He also wondered if tearing down the Central School and rezoning to entirely residential had been considered. Ms. Bartkiewicz said a maximum of five residential lots could be created along Arlington Street. Rezoning to all residential was suggested in the past, but rejected as an option. The Mayor recalled that residential proposals were rejected because of density and also a residential proposal featuring very large homes that would not be in character with the existing Old Town development. Mr. Weigand hoped the City would consider selling the lots individually to residents rather than one developer.

Mr. John Syrone, 7014 Arlington, asked about the ownership of a house and property along Arlington which were owned by the United Church of Christ. He didn't feel the 324 foot strip along Arlington would yield five building lots, but more likely three or four lots. Mr. Syrone asked if there would be any construction guidelines imposed on the residential lots to have the new homes fit architecturally with the historic Old Town area. Ms. Bartkiewicz responded that the Code descriptions for R8-A zoning were currently being revised to address conformity to existing zoning areas and should be completed before the rezoning issue goes on the November ballot.

Mr. Paul Kuzmins, 8968 Elm Street, asked what assurance the City would have that a developer would develop what was proposed to the City. He asked if a micro-brewery would fall under permitted uses in the L-B zoning. Commission members would be expecting to vote on a very specific development proposal that would be closely monitored through the City's approval process.

Ms. Carol Herzing, 8990 Elm Street, wondered about the timeline for selling the school since it was so expensive to maintain. The Mayor spoke about the City's efforts to expedite a plan for the Central School property. A persistent problem of vandalism of the building might be addressed by a fence around the parking lot if the property does not sell soon. He mentioned a developer currently interested in the building might keep the 1935, older section of the structure to repurpose. Ms. Herzing asked about whether suggestions for development were accepted and was advised that any input was welcomed.

Considering that new development would bring more pedestrian traffic to the area, a question came up on provisions for safety for people crossing Rts. 82 and 21. Residents were assured development plans would include pedestrian crossings both in the new areas and other intersections in the city, all of which would be included in a new traffic study of the area.

Ms. Judithe Jackman, 9001 Elm Street, remarked on a string of about four contiguous lots that she felt the owner was waiting on finishing repairs to one of the homes to take advantage of rezoning to apartments to raze the two homes on the properties and build apartments. She was advised that the apartment rezoning only applied to property under consideration for rezoning. Ms. Jackman was concerned about the prospect of more traffic in the Old Town development. Ms. Bartkiewicz pointed out that the R8-A zoning would prevent Arlington from being used as an entrance to the new development. The Mayor indicated nothing could be determined until there was a development plan.

At the request of Pastor, Rev John King, and Church Moderator, Sherrill Witt their following April 3, 2023 letter to the Planning Commission was read into the record:

"Dear Members of the Brecksville Planning Commission:

We are writing on behalf of Brecksville United Church of Christ. We have received notification of the community meeting on Thursday, April 6, 2023, at 7:00 p.m. to discuss plans for development of the Central School site.

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Unfortunately, that date and time coincide with Holy Week, the most solemn and sacred time of the year for Christians. Our Thursday service commemorating Jesus' Last Supper begins at the same time, on Thursday April 6, 2023 at 7:00 p.m. We have encouraged all of our parishioners to attend this service. This means that very few, if any, parishioners will attend this important meeting with the Planning Commission. Christians of other denominations will all experience the same conflict.

For this reason we implore the Planning Commission to schedule a meeting at another time when there can be appropriate representation from Brecksville United Church of Christ.

No one will be more affected by these plans than our church. The entire eastern boundary of the property under consideration is adjacent to our property. It seems that rainwater from the Central School property flows onto our property leading to drainage issues that should be considered. Brecksville UCC has congregated on this property since 1816. Our church has a historic presence in the Brecksville community, and we continue to be dynamically engaged with our neighbors in the area. This zoning matter is of particular importance to us.

Of course, we understand that the Planning Commission usually meets on the first and third Thursday of the month. But we do believe that these circumstances merit the scheduling of another meeting when the voices of all affected constituents may be heard before a vote is taken.

Taking the United Church of Christ's letter into consideration Mr. Lahrmer was prepared to move for a continuation of the Public Hearing to the Planning Commission's April 20, 2023 meeting. The Public Hearing recessed into the Regular Meeting for a motion.

The Public Hearing closed at 7:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 24 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:50 P.M.

APPROVAL OF MARCH 23, 2023 PUBLIC HEARING MINUTES ON A LOT SPLIT AND FRONT YARD SETBACK 8524 WEISE ROAD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission March 23, 2023 Public Hearing Minutes on a Lot Split and Front Yard Setback at 8524 Weise Road be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 23, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of March 23, 2023 be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 23, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 23, 2023 be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF MAYOR HRUBY

The Mayor had no report beyond wishing everyone a blessed Easter.

REPORT OF CITY ENGINEER - No Report

The Regular Meeting recessed into the Public Hearing, and reopened to make a motion.

CENTRAL SCHOOL REZONING – 27 PUBLIC SQUARE (Continuation of April 6, 2023 Public Hearing)

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission will hold a Continuation of the April 6, 2023 Public Hearing pertaining to the Central School Rezoning to be held Thursday, April 20, 2023 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for consideration of a proposed zoning

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change at the former Central School property, 27 Public Square (PP #601-34-004), to R-8A Residential along Arlington Road and L-B Local Business to the remainder of the site with an R-A Apartments conditional use overlay, the rezoning of a portion of the property along Arlington Street at 23 Public Square (PP #601-34-005) to R-8A Residential; and rezoning of a portion of 8929 Highland Drive (PP #601-34-003) to L-B Local Business.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

DIGERONIMO COMPANIES RESIDENTIAL PDA MEMORIAL PARK IMPROVEMENTS – 8600 LAVENDER LANE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **FINAL** approval of Memorial Park improvements on Parcel #603-21-107, located on Lavender Lane, as described in the submitted plans listed below by DeGeronimo Companies and subject to approval by the City Engineer, Building Commissioner, City Law Director, City Council and a safety review by the City Fire Department, and contingent upon the addition of a fence around the playground area of design character to match the pool fence.

- Renderings, 6 pages, dated 3/29/23
- Site Improvement Plans, 16 pages, dated 3/5/23, 3/3/23, 10/27/22
- Playground Illustrations, 2 pages, dated 3/29/23

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

The Regular Meeting closed at 9:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 24 guests

Mr. Lahrmer opened the Work Session at 8:00 P.M.

CENTRAL SCHOOL REZONING – 27 PUBLIC SQUARE

Mr. Lahrmer indicated further discussion of the Central School Rezoning would be tabled until after the continuation Public Hearing on the subject scheduled for the Planning Commission's April 20, 2023 meeting.

FRONT YARD SETBACK – 10325 SNOWVILLE ROAD

Mr. Andrew Eggman and Mr. Jeff Jones, property owner, were present on behalf of a request for a 231 foot frontyard setback for Mr. Jones' one story ranch house to be built on the property. Mr. Jones currently lived in an existing two story home on the property at a 125 foot setback. He would like to live in the existing home until his new home was completed. Mr. Jones confirmed that the main reason for the deep setback was to stay in the existing home until the new home was done. There were also some large trees he would like to save in the front yard.

Mr. Wise detailed how sanitary sewer connection could prove problematic at such a great setback. He also advised that a lot consolidation would be involved since there were two lots.

Mr. Lahrmer noted that the proposed new home would totally be in the backyards of the homes to the west. The new house was also located fairly close to the adjacent home to the west. Mr. Jones said he had spoken to neighbors on both sides of his property and they had no issues. Mr. Sciria asked if renovating the existing home was considered. Mr. Jones said the existing home was not quality construction and its poor condition would not justify the high renovation costs. He and his wife would also like a single story house. Mr. Stucky said that if the current home's setback was the best location, he didn't think the cost savings of living in the current house until the new home was ready justified the 231 foot setback. Mr. Jones mentioned it would not financially be feasible for him to pay to stay elsewhere while the home was being constructed.

There was general agreement among Commission members that more data was needed on houses along the street, particularly to the east. Mr. Jones would return with more data supporting the 231 foot frontyard setback request.

DIGERONIMO COMPANIES RESIDENTIAL PDA MEMORIAL PARK IMPROVEMENTS – 8600 LAVENDER LANE

Mr. Josh Decker, Project Executive, was present seeking final approval of Valor Acres Memorial improvements that included: a stormwater pond, a loop walking path, an overlook, plaques, flag pole, smokestack monument, playground, seating, landscaping and lighting.

Mr. Wise reviewed in detail his concerns contained in his April 6, 2023 letter to the Building Department involving:

Trails and Sidewalks: 1) Trail along top of storm water pond abuts 3:1 slope into pond and along west edge abuts creek channel, 2) Provide profile view of pedestrian bridge over the emergency spillway, and 3) re-evaluate Memorial Park entrance opposite Lavender Lane.

Grading: 1) Add spot elevations and drainage arrows for area between pool and playground, 2) re-evaluate deck overlooking pond so all decking is above pond emergency spillway, and 3) Re-evaluate Memorial Park entrance grading opposite Lavender Lane.'

Deck and Pedestrian Bridge Review: 1) Building Department should determine if 3rd party review is needed, and 2) Deck is over storm sewer outlet, consider rerouting sewer or moving deck.

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Mr. Payto asked about the smoke stack. A third party review of the stack was done and restoration was now underway. The stack required significant tuck/pointing, along with sealing and capping. Consideration was being given to just using "VA" lettering on the monument instead of spelling out the too long "Valor Acres".

Messrs. Sciria and Payto commented on what looked like a shortage of benches along the walkway. Mr. Decker said the number and location of benches would be reviewed and considered at about the time of application for signage.

The Commission spent time discussing the safety of the pond, especially with its proximity to the playground. Fencing the pond didn't seem like a feasible solution. Mr. Wise mentioned the many retention ponds in the City that were unfenced. Mr. Stucky suggested a fence around the playground could be an alternative safety measure. He thought a tubular, decorative aluminum fencing like those used around pool areas would be an attractive choice. The Mayor suggested the City Fire Department could do a safety evaluation of the memorial park area.

The Work Session recessed into the Regular Meeting for a motion for final approval.

The Work Session closed at 9:00 p.m.

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